

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 14, 2006**

UNAPPROVED
JULY 21, 2006

PRESENT: John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Nancy Hopkins, Dranesville District
Laurie Frost Wilson, Commissioner At-Large

//

The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Commissioner Byers MOVED THAT THE DECISION ONLY ON SEA 2002-MV-028, SCOTT A. AND PHYLLIS P. CRABTREE, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 21, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Lawrence and Hall seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

Commissioner Lusk noted that Commissioner Alcorn was celebrating his 10th wedding anniversary by sailing with his wife in the Caribbean Sea.

//

On behalf of Commissioner Alcorn, Commissioner Lusk announced that the Department of Planning and Zoning staff would hold a public workshop on the proposed Zoning Ordinance Amendment regarding portable storage units on Tuesday, June 20, 2006, at 7:30 p.m. in the Board Conference Room.

//

Also on behalf of Commissioner Alcorn, Commissioner Lusk indicated that the previously scheduled meeting of the Planning Commission's Transit-Oriented Development Committee for Saturday, June 24, 2006, had been cancelled due to the lack of available speakers for that date.

//

Further on behalf of Commissioner Alcorn, Commissioner Lusk noted that the Transit-Oriented Development Committee would meet on Thursday, July 6, 2006, at 7:00 p.m., in Conference Rooms 2/3 in the Government Center. He said additional information and details would be posted on the Committee's Web site at www.fairfaxcounty.gov/planning/tod.htm.

//

Commissioner Lusk congratulated his wife on the birth of their second daughter, Addison Grey Lusk, on May 23, 2006. He then displayed a photograph of Addison.

//

Chairman Murphy announced that he and Commissioner Alcorn would be taping a Planning Commission Roundtable program next week on the topic of transit-oriented development.

//

Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON RZ 2006-HM-004, DANIEL W. MCKINNON, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 12, 2006.

Commissioners Byers and Hart seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

Commissioner Lawrence announced that today was his 48th wedding anniversary.

//

Chairman Murphy congratulated the Celebrate Fairfax, Inc. staff for staging a successful fair. He also thanked the Planning Commissioners, staff members, and their families who volunteered at the Commission soda stand at the Celebrate Fairfax! Fair last Friday, June 9th, through

Sunday, June 11th. He noted that all proceeds from sales, in addition to separate donations, had been contributed to the trust funds for Detective Vicky Armel and Master Police Officer Michael Garbarino, who had been killed on May 8, 2006, at the Sully District Station.

//

Chairman Murphy noted that the Area Plans Review public hearings would begin at 7:30 p.m. next Wednesday and Thursday and that no new cases would be heard after midnight. He indicated the new speaker limitations: nominators and homeowners association representatives would have five minutes, individuals would have three minutes, and unregistered speakers would have two minutes.

//

APR 05-IV-2LP and APR 05-IV-3MV (Mount Vernon District)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-IV-2LP AND APR 05-IV-3MV.

Commissioners Lawrence and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

APR 05-II-3F (Braddock District)

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-II-3F.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

APR 05-IV-1RH and APR 05-IV-8S (Lee District)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF APR 05-IV-1RH AND APR 05-IV-8S.

Commissioners Lawrence and Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

RZ 2004-LE-045 - MC PROPERTY DEVELOPMENT, LLC

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF RZ 2004-LE-045, MC PROPERTY DEVELOPMENT, LLC.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

FS-H06-20 - FIBER TOWER CORPORATION, 2610 Reston Parkway

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION FIND THAT FS-H06-20 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* 15.2-2232, AS AMENDED.

Commissioners Hart and Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

RZ 2005-PR-040 - WATERMARK TWO, LLC

FDP 2005-PR-040 - WATERMARK TWO, LLC (Decisions Only)

(The public hearing on these applications was held on May 18, 2006. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-PR-040 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED JUNE 14, 2006.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-PR-040, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 14, 2006, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-PR-040 AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Byers seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PDH-4 DISTRICT.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE OPEN SPACE REQUIREMENT FOR THE PDH-4 DISTRICT, AS SHOWN ON THE CDP/FDP.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 8-1 with Commissioner Harsel opposed; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

ZONING ORDINANCE AMENDMENT (YARD MODIFICATIONS) (Decision Only)

(The public hearing on this Amendment was held on June 1, 2006. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE ZONING ORDINANCE AMENDMENT REGARDING REDUCTION OF CERTAIN YARD REQUIREMENTS AND CLARIFICATION OF ACCESSORY STRUCTURE HEIGHT MEASUREMENT, AS ADVERTISED, WITH THE FOLLOWING CHANGES, AS SPECIFIED IN THE STAFF HANDOUT DATED JUNE 1, 2006:

IN THE THIRD LINE OF PARAGRAPH 4 OF PROPOSED SECTION 8-922, ADD THE WORD, "FIRST," BEFORE THE WORDS, "YARD REDUCTION;"

AND, IN THE LAST LINE OF PARAGRAPH 4 OF PROPOSED SECTION 8-922, ADD THE PHRASE, "AT THE TIME OF THE FIRST YARD REDUCTION," BETWEEN THE WORDS, "STRUCTURE" AND "SHALL."

Commissioners de la Fe and Lawrence seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REQUEST STAFF TO EVALUATE AND MAKE APPROPRIATE RECOMMENDATIONS AS TO WHETHER AN ADDITIONAL CATEGORY OF APPLICATION SHOULD BE CREATED TO ALLOW CASE-BY-CASE REVIEW THROUGH EITHER SPECIAL EXCEPTION OR SPECIAL PERMIT OF REQUESTS TO MODIFY A MINIMUM YARD FOR NEW CONSTRUCTION, A

TEARDOWN, OR A STRUCTURE RETAINING LESS THAN 50 PERCENT OF THE ORIGINAL, OR REQUESTS TO EXCEED THE 150 PERCENT CAP, AND TO EVALUATE AND MAKE APPROPRIATE RECOMMENDATIONS AS TO ADDITIONAL CRITERIA OR STANDARDS FOR SUCH APPLICATIONS.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REQUEST STAFF TO EVALUATE AND MAKE APPROPRIATE RECOMMENDATIONS REGARDING WHETHER COMPREHENSIVE REGULATIONS REGARDING TEARDOWNS, INCLUDING ANY DEFINITIONS OR GUIDELINES, SHOULD BE ADOPTED.

Commissioner Lawrence seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE STAFF TO APPLY ANY APPLICATION FEE FOR A CURRENTLY PENDING VARIANCE APPLICATION TO A SPECIAL PERMIT APPLICATION FOR ANY APPLICANT WISHING TO CONVERT THEIR PENDING APPLICATION TO THIS SPECIAL PERMIT CATEGORY.

Commissioner de la Fe seconded the motion which carried by a vote of 7-0-2 with Commissioners Lusk and Murphy abstaining; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

FSA-Y99-29-1 - NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., 2750 Towerview Road

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FSA-Y99-29-1 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hall not present for the vote; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

FS-Y06-12 - T-MOBILE, NORTHEAST, LLC, 14280 Park Meadow Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-Y06-12 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Hall not present for the vote; Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. APR 04-III-1UP, APR 04-III-6UP, APR 04-II-2F, APR 04-II-2V, and APR 04-II-6V - DEFERRED AREA PLANS REVIEW NOMINATIONS
2. RZ 2005-SP-019/FDP 2005-SP-019 - MIDLAND ROAD LLC

This order was accepted without objection.

//

APR 04-III-1UP, APR 04-III-6UP, APR 04-II-2F, APR 04-II-2V, and APR 04-II-6V - DEFERRED AREA PLANS REVIEW NOMINATIONS - Appls. to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The deferred Area Plan Review items concern the 7.2 miles of Hunter Mill Rd, south of Baron Cameron Ave and north of Chain Bridge Rd. The Plan currently states that there are known and potential heritage resources located along Hunter Mill Rd. The Amendments will consider adding text to recognize the road as a Virginia Byway and determined eligible for the Virginia Landmark Register and the National Register of Historic Places. DRANESVILLE, HUNTER MILL, PROVIDENCE, AND SULLY DISTRICTS. JOINT PUBLIC HEARING.

Lindsay Mason, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the alternative language outlined on pages 7 through 9 of the staff report.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Bruce Bennett, 1459 Hunter View Farms, Vienna, representing the Hunter Mill Defense League, expressed support for the proposed nominations, citing the unanimous endorsement of the Sully District and Providence District Area Plans Review Task Forces and the combined Hunter Mill and Dranesville District's Special Study Task Force and concurrence with the Hunter Mill Road Community Vision Statement and the Hunter Mill Road Traffic Calming Committee. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Byers, Mr. Bennett explained that the Hunter Mill Road Traffic Calming Committee sought to request state legislation to prevent through truck and HAZMAT transportation traffic on Hunter Mill Road.

Steve Hull, 10906 Sunset Hills Road, Reston, also supported the nominations because they would help preserve the Civil War sites and artifacts along Hunter Mill Road.

Sara Duvall, planner with Cooley Godward LLP, representing WCI Mid-Atlantic Properties, Inc., the owner of property abutting Hunter Mill Road north of the Dulles Toll Road, expressed concern that the proposed nominations would sacrifice the County's ability to promote numerous needed safety upgrades and that inadequate notification had been provided to property owners and residents along the Hunter Mill Road Corridor about potential impacts to their properties. (A letter dated June 13, 2006, from Cooley Godward LLP is in the date file.)

Responding to a question from Commissioner de la Fe, Marianne Gardner, PD, DPZ, said there would be no impact on any specific properties and development activity would not be restricted along Hunter Mill Road, noting that the nominations only sought to acknowledge that the road had been designated a Virginia Byway and was in the process of becoming listed on the Virginia Landmarks Register and the National Register.

There were no further speakers, comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE STAFF'S AND TASK FORCES' ALTERNATIVE LANGUAGE FOR APR 04-III-1UP, APR 04-III-6UP, APR 04-II-2F, APR 04-II-2V, AND APR 04-II-6V, AS FOUND ON PAGES 7 THROUGH 9 OF THE STAFF REPORT AND AS SHOWN IN THE HANDOUT DATED JUNE 14, 2006.

Commissioners Koch and Byers seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

The next case was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

//

RZ 2005-SP-019/FDP 2005-SP-019 - MIDLAND ROAD LLC -

Appls. to rezone from I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.20 and approval of the conceptual and final development plans. Located in the N.E. quadrant of the intersection of Lee Hwy. and Ridge Top Rd. on approx. 18.01 ac. of land. Comp. Plan Rec: Fairfax Center Area; option for residential/mixed use at 1.20 FAR at the overlay level. Tax Map 56-2 ((1)) 37. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire Woods LLP, reaffirmed the affidavit dated May 17, 2006. There were no disclosures by Commission members.

Commissioner Murphy called attention to the staff report addendum dated June 14, 2006, which included a revised set of proffers and maintained staff's recommendation of approval.

Tracy Strunk, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

In response to a question from Commissioner Hart, Kristen Abrahamson, ZED, DPZ, said since the application was for a Planned Residential Mixed-Use (PRM) zoning, staff would track the floor area ratio (FAR) of the residential units. She said staff was uncertain of the size of the units, but the location of the buildings were known.

Responding to another question from Commissioner Hart, Ms. Strunk indicated that the total residential use would be over 600,000 square feet on the entire site.

Mr. Riegle noted that some residential units would be located above retail space and the FAR would measure the density as required by the proposed PRM zoning. He stated that Proffer Number 20 had been reviewed and endorsed by the Fairfax County Department of Transportation (DOT), which outlined when the applicant would submit to VDOT a warrant study for a traffic and pedestrian signal at the Government Center Parkway Extended/Ridge Top Road intersection. He indicated that the proposal had met specific guidance set forth in Out-of-Turn Plan Amendment 04-III-FC2, as adopted by the Board of Supervisors on February 27, 2006, regarding development of the property. Mr. Riegle said the high-quality, well-designed, pedestrian-oriented, mixed-use development would provide more benefits to the Fairfax Center Area than the existing un-proffered I-5 zoning. He explained that the proposal provided a mixed-use plan and design commitments as detailed in the staff report and would facilitate a critical road extension of Government Center Parkway to Waples Mill Road, implement a

Transportation Demand Management program, and provide 37 workforce units and 3 affordable dwelling units.

Commissioner Murphy recommended the following changes to the revised proffers: In Proffer Number 43, change "100 percent" to "83 percent;" in Proffer Number 57, specify that the off-site recreational contributions would be made to Patriot Park along the Fairfax County Parkway; and in Proffer Number 64, clarify that the historical marker would commemorate the site as a World War II German prisoner of war camp. Mr. Riegle agreed to these proposed modifications.

There being no speakers, Vice Chairman Byers noted that a rebuttal was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Murphy for action on this case. (A verbatim excerpt is in the date file.)

//

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2005-SP-019, SUBJECT TO THE PROFFERS DATED JUNE 14, 2006, WITH THE FOLLOWING REVISIONS:

ON PAGE 27, IN PROFFER NUMBER 43, UNDER WORKFORCE RENTAL UNITS, THE NUMBER 100 PERCENT SHOULD BE CHANGED TO 83 PERCENT;

ON PAGE 32, PROFFER 57, OFF-SITE RECREATIONAL CONTRIBUTIONS, SHOULD READ: "IN ADDITION, THE APPLICANT SHALL CONTRIBUTE \$662 PER DWELLING UNIT TO THE FAIRFAX COUNTY PARK AUTHORITY FOR PATRIOT PARK;"

AND, ON PAGE 37, PROFFER NUMBER 64, HISTORICAL MARKER, SHOULD READ: "THE APPLICANT SHALL CONSTRUCT A HISTORICAL MARKER COMMEMORATING THE WORLD WAR II GERMAN PRISONER OF WAR CAMP IN THE AMENITY OPEN SPACE, AS SHOWN ON THE CDP/FDP, TO MEMORIALIZE THE HISTORICAL SIGNIFICANCE OF THE PROPERTY."

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2005-SP-019, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2005-SP-019, THE CONCEPTUAL DEVELOPMENT PLAN, AND THE AMENDED PROFFERS.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF CONSTRUCTION ONLY, ESCROW TO BE PROVIDED, OF A SERVICE DRIVE ALONG ROUTE 29.

Commissioners Hall, Koch, and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS, IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioners Hall, Koch, and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS EXPEDITE THE PROCEDURES AND GUIDELINES FOR WORKFORCE HOUSING TO PROVIDE THE APPROPRIATE GUIDANCE TO THE PLANNING COMMISSION, THE DEVELOPMENT COMMUNITY, COUNTY STAFF, AND CITIZENS AS TO WHAT THE REQUIREMENTS ARE FOR A COMPREHENSIVE WORKFORCE HOUSING PROGRAM SO THEY CAN BE APPLIED TO FUTURE REZONING APPLICATIONS.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Hopkins, and Wilson absent from the meeting.

//

Chairman Murphy resumed the Chair and adjourned the meeting.

//

The meeting was adjourned at 9:36 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: _____

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission